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NEW JERSEY

Residential Building Permits

1985 SUMMARY

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
DIVISION OF PLANNING & RESEARCH
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
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NEW JERSEY

RESIDENTIAL BUILDING PERMITS

1985 Annual Summary

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SECTION I

New Jersey Residential Building Permits

NEW JERSEY RESIDENTIAL BUILDING PERMITS

1985 SUMMARY

This report summarizes residential building permit statistics for New Jersey covering the full year 1985. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting Rick Sanchez, Division of Planning and Research, telephone 609/292-0076.

INTRODUCTION

Over 55,000 dwelling units were authorized for construction in New Jersey in 1985. The last time more than 50,000 residential units were authorized was in 1973 (52,145). For the third year in a row, since the end of the building slump in 1982, New Jersey's over-the-year increase in total number of units authorized far outpaced the nation's increase -- 25% versus 3%. And, most of the state's counties showed similar high levels of 1985 building permit activity.

The purpose of this report is to present tabulations from and an analysis of 1985 residential building permit data. While the data presented, in most cases, cover several years, the analysis will concentrate on the recent experience.

This report consists of several sections. Following a brief discussion of residential building permit activity during the 1980s nationwide and in New Jersey, detailed data specific to the state will be presented.

It should be emphasized that the data and analysis presented are based on building permit data; therefore, the tabulations do not represent the number of housing units built during 1985. Permits may have been issued for units not completed in 1985 or for units never started.

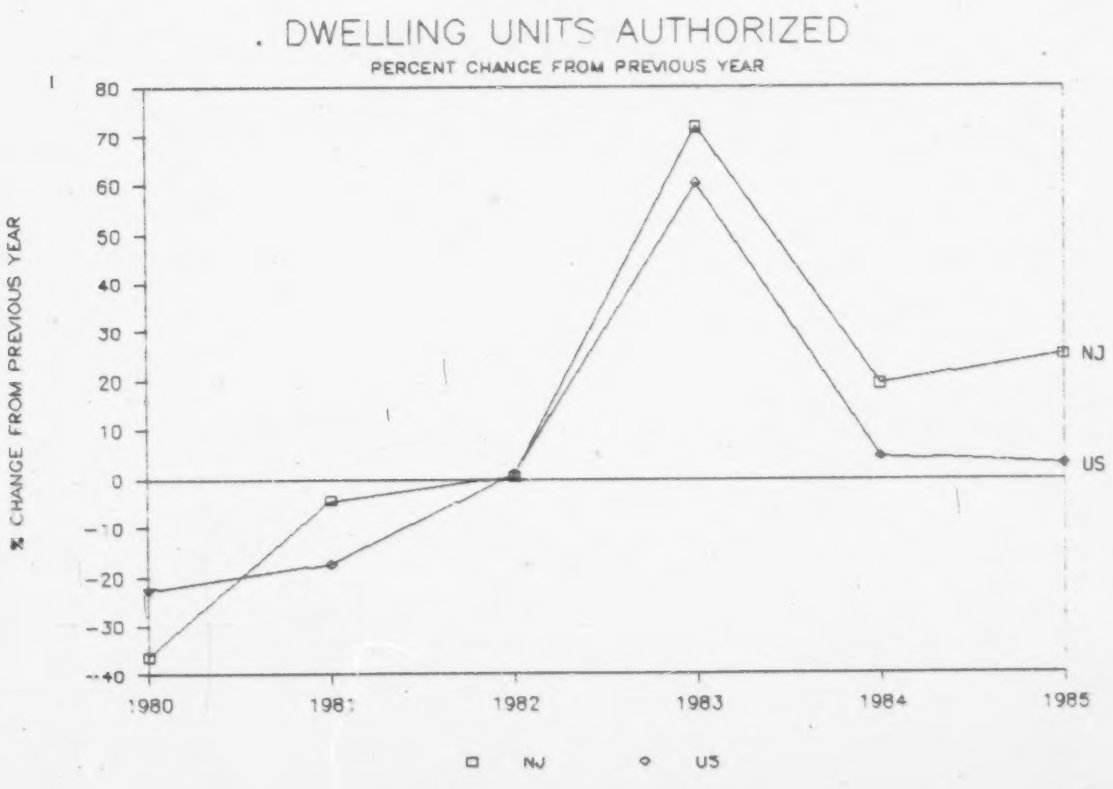
NEW JERSEY VS. THE NATION

Overall building permit activity in New Jersey tends to mirror that of the nation. This is illustrated for the recent past (1980 to 1985) in the following chart and graph. Reflecting the back-to-back

CHART 1
TOTAL DWELLING UNITS AUTHORIZED: 1980-1985
UNITED STATES AND NEW JERSEY

	New Jersey			United States (Numbers in Thousands)		
	Total Units Authorized	Change from Previous Year Number	Percent	Total Units Authorized	Change from Previous Year Number	Percent
1980	22,257	(12,651)	(36.2)	1,207.2	(354.8)	(22.7)
1981	21,293	(964)	(4.3)	997.7	(209.5)	(17.4)
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,613.3	606.5	60.2
1984	43,925	7,134	19.4	1,686.4	73.1	4.5
1985	55,015	11,090	25.2	1,735.2	48.8	2.9

Sources: Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1980 through 1985; and, Bureau of the Census, U.S. Department of Commerce, 16,000 Place Series for privately owned residential construction and public housing.



recessions in the early 1980s, the number of building permits issued dropped in 1980 and again in 1981 both nationwide and in New Jersey. Some seeds of recovery began to develop during 1982. Although the rebound was shaky at first, it picked up steam in the second half of the year, triggered by a decline in interest rates. From 1981 to 1982, both New Jersey and the nation had small increases in authorized dwelling units -- less than 1%.

By 1983, planned homebuilding was clearly emerging from the doldrums, with building permits for new residential construction registering strong gains through much of the year, New Jersey began outpacing the nation. The 1982 to 1983 increase in the number of units authorized by building permits issued for the state was 72% and the national average was 60%.

In the first half of 1984, it appeared that New Jersey was attaining approximately the same level of planned residential building as in 1983. However, mainly due to late reports, the 1984 total number of units authorized by building permits issued in the state (43,295) was the largest since the 52,145 level of 1973. The 1984 total for the United States (1.686 million) was the highest since the 1978 level of 1.8 million.

A 13-year high in planned homebuilding was attained in New Jersey in 1985 when 55,015 units were authorized for construction. At the national level, preliminary data for 1985 indicate that over 1.7 million units were planned. Although this continued strength was evidenced both for the United States as a whole and in New Jersey, the over-the-year increase in dwelling units authorized was far greater in New Jersey (25.2%) than for the nation (2.9%).

SINGLE FAMILY UNIT BOOM

Since 1974, there has been a considerable drop in the ratio of five-or-more family units to single-family units. In 1973, this ratio was approximately 1:1. By 1985, 68% of all planned homebuilding were for single-family units. Almost 37,500 single-family units were authorized for construction in 1985. At least as far back as 1960 this level has never been reached. In 1960, 30,700 single-family units were authorized.

While the number of planned single-family units increased by 23% from 1984 to 1985, the number of planned 5-or-more family units increased by 27%. Although the 14,500 5-or-more family units authorized for construction in 1985 was the highest since 1973 (20,400), it is less than half the number authorized in the mid-60s.

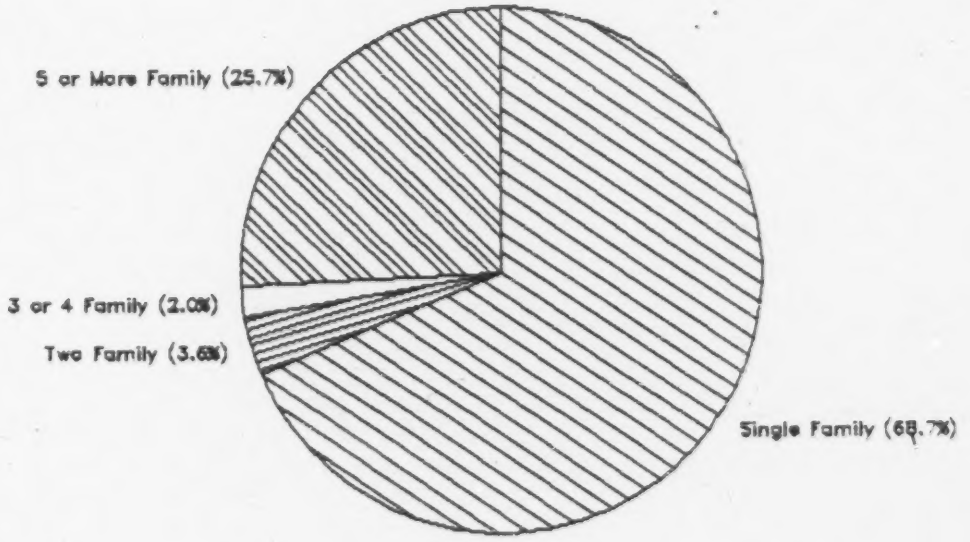
CHART 2
TOTAL DWELLING UNITS AUTHORIZED BY TYPE: 1984-1985

	1984		1985		Change: 1984 to 1985	
	Number	Percent	Number	Percent	Number	Percent
Total Units Authorized	43,925	100.0%	55,015	100.0%	11,090	25.2%
Single Family Units	30,404	69.2%	37,478	68.1%	7,074	23.3%
2-, 3-, or 4-Family	2,123	4.8%	3,024	5.5%	901	42.4%
5-or-More Family	11,398	25.9%	14,513	26.4%	3,115	27.3%

Source: Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1984 and 1985.

DWELLING UNITS AUTHORIZED BY TYPE

NEW JERSEY: 1985

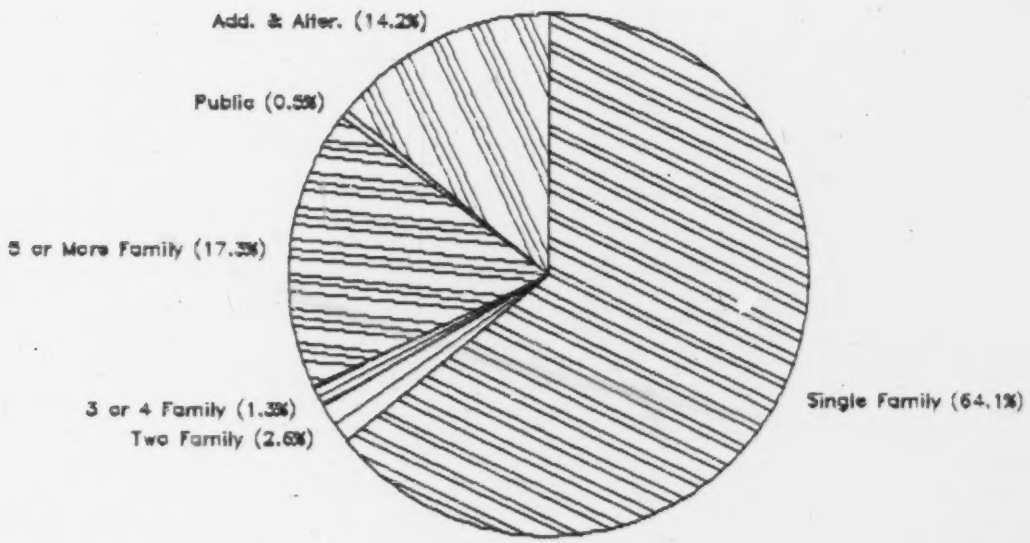


RESIDENTIAL CONSTRUCTION COSTS

Spending on new housing and additions to existing dwellings reached an all-time high of $3.7 billion in 1985. This represented an increase of 36.6% over the 1984 level of $2.7 billion. The estimated cost of new construction increased from $2.3 billion in 1984 to $3.1 billion in 1985, or by 38.1%. Expenditures on additions and alterations to existing structures were valued at $521 million in 1985, a new all-time high. From 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15% of total expenditures. However, during the 1974-1975 recessionary period, costs for additions and alterations represented approximately 23% of total costs. Between the recessions of the mid-1970s and 1980, this percentage dropped as low as 16%, but rose to 25% in 1980, 1981, and 1982. It was not until 1984 that only 15% of all costs were for additions and alterations and in 1985 less than 15% of all costs were for additions and alterations.

TOTAL CONSTRUCTION COSTS BY TYPE

NEW JERSEY: 1985



Note: See note on Chart 3, page 6.

Estimated average construction costs for single-family and five-or-more family units from 1975 to 1985 are shown in the accompanying graph. The 1985 average cost of construction for a single-family home surpassed all other years at $62,600 and represented a 6.6% increase over 1984. The average cost of construction for five-or-more family units increased from $34,400 in 1984 to $44,900 in 1985.

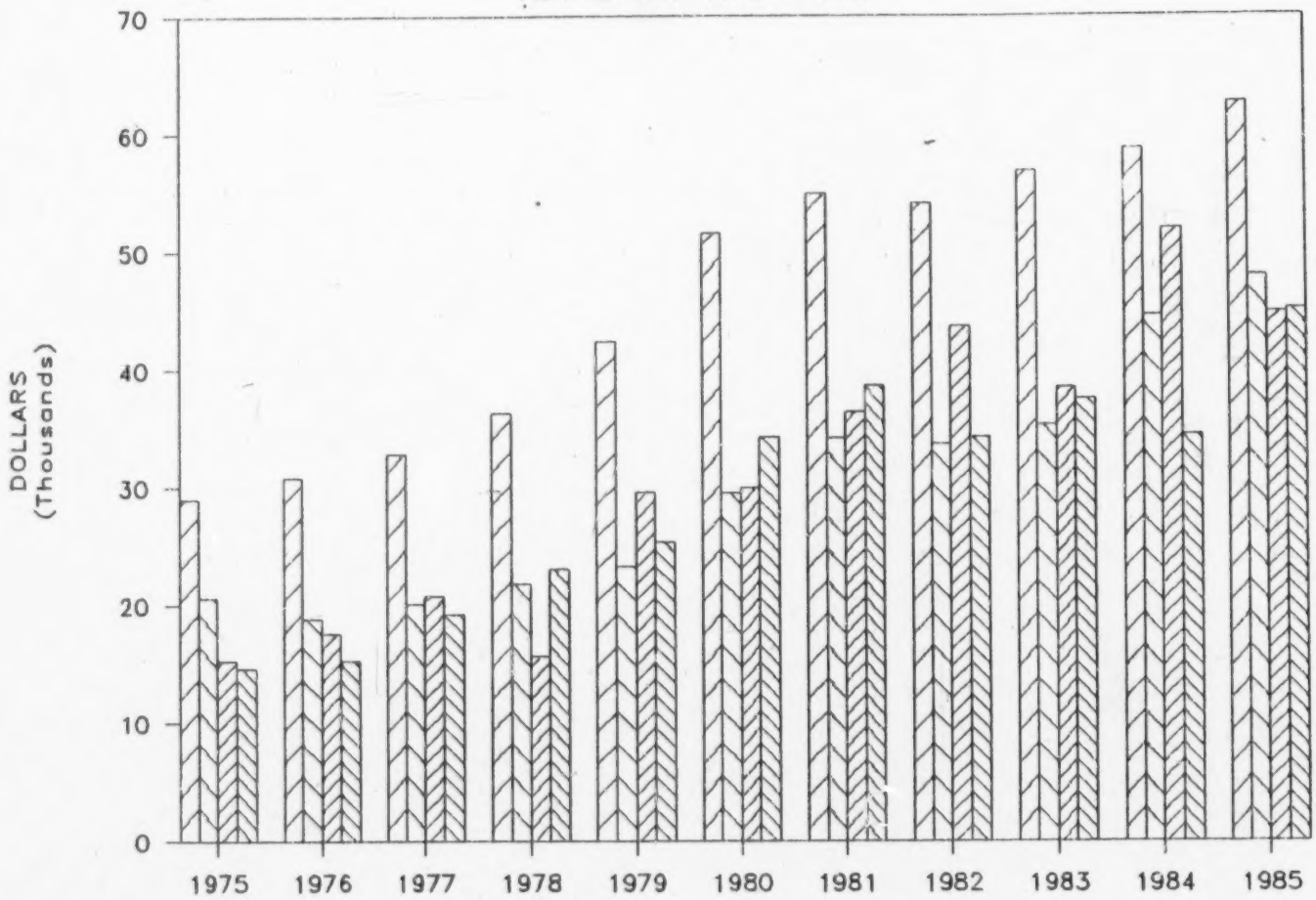
CHART 3
ANNUAL AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY: 1975-1985

Year	Single Family		5-or-More Family	
	$ Cost Per Unit	Percent Change	$ Cost Per Unit	Percent Change
1975	29,000		14,700	
1976	30,800	6.2	16,050	9.2
1977	32,850	6.7	19,600	22.1
1978	36,300	10.5	23,450	19.6
1979	42,350	16.7	25,700	9.6
1980	51,600	21.8	34,600	34.6
1981	54,900	6.4	39,100	13.0
1982	54,000	-1.6	34,400	-12.0
1983	56,800	5.2	37,700	9.6
1984	58,700	3.3	34,400	-8.8
1985	62,600	6.6	44,900	30.5
10-Year Average		9.1		12.7

Note: These costs estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

AVERAGE CONSTRUCTION COST BY TYPE

NEW JERSEY: 1975 - 1985



Note: See note on Chart 3, page 6.

PLANNED HOMEBUILDING BY COUNTY

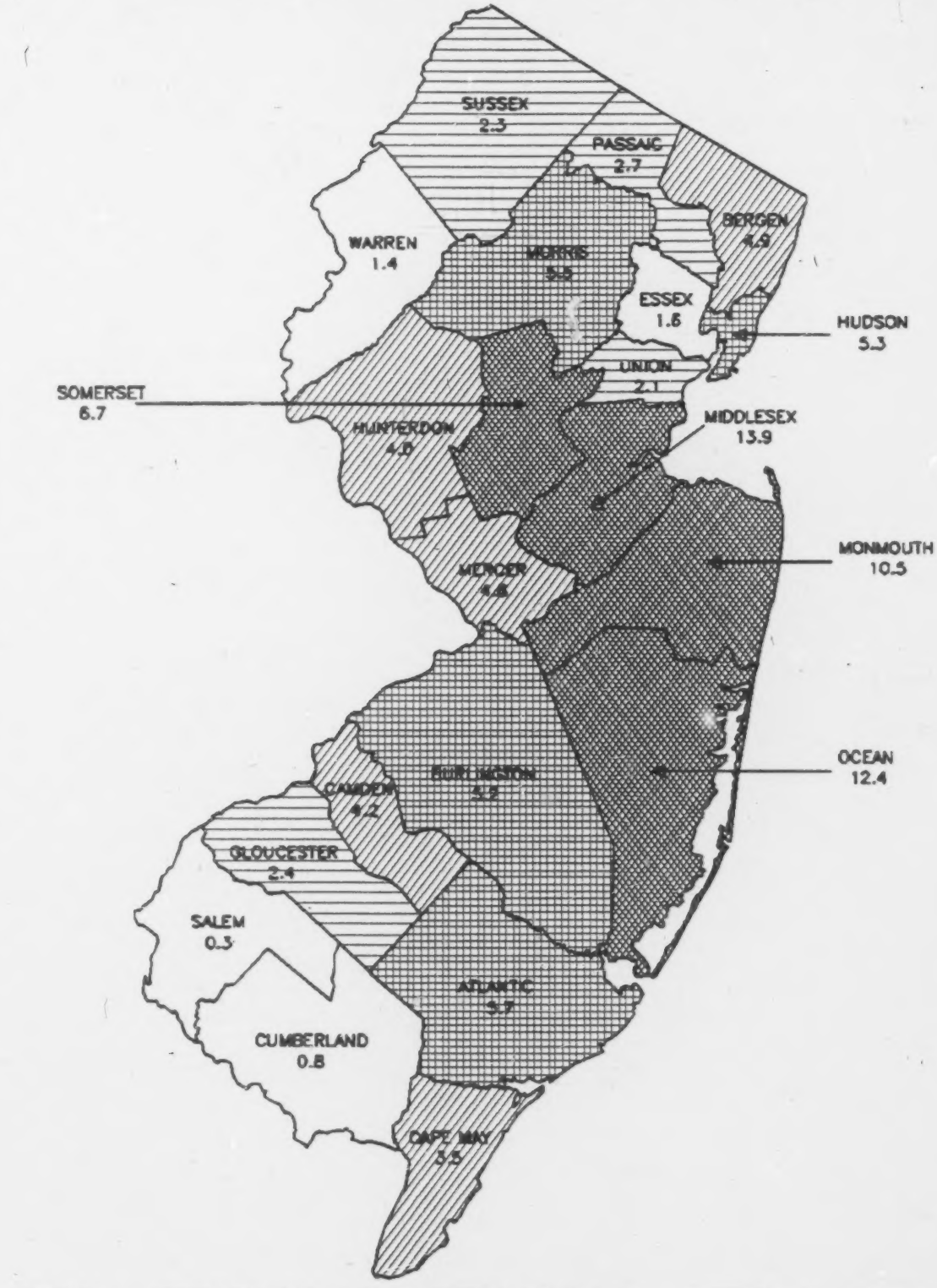
All but three of the 21 counties in New Jersey experienced increased homebuilding from 1984 to 1985. For the fifth consecutive year, Middlesex County ranked first in total dwelling units authorized. However, its 1985 total of 7,620 was 3.7% less than its 1984 total. Ocean County again ranked second at 6,795 units; this represented an increase of 27.8%. And, Monmouth County continued to be number three with 5,775 total units authorized in 1985. Surprisingly, Hudson County exhibited the largest increase from 1984 in absolute terms--an additional 1,946 units were authorized in 1985.

Following Hudson County's 201.7% over-the-year increase, Hunterdon County authorized 100.0% more units in 1985 than in 1984. Cumberland and Passaic Counties also showed strong increases in planned homebuilding.

CHART 4
TOTAL DWELLING UNITS AUTHORIZED BY COUNTY: 1984-1985

	1984	1985	Change: 1984 to 1985 Number	Percent
NEW JERSEY	43,925	55,015	11,090	25.2%
Atlantic	2,197	3,129	932	42.4%
Bergen	2,328	2,708	380	16.3%
Burlington	2,806	2,855	49	1.7%
Camden	2,347	2,301	(46)	-2.0%
Cape May	1,599	1,938	339	21.2%
Cumberland	212	417	205	96.7%
Essex	777	889	112	14.4%
Gloucester	1,230	1,306	76	6.2%
Hudson	965	2,911	1,946	201.7%
Hunterdon	1,101	2,202	1,101	100.0%
Mercer	1,642	2,635	993	60.5%
Middlesex	7,915	7,620	(295)	-3.7%
Monmouth	4,259	5,775	1,516	35.6%
Morris	2,433	3,021	588	24.2%
Ocean	5,315	6,795	1,480	27.8%
Passaic	793	1,478	685	86.4%
Salem	205	178	(27)	-13.2%
Somerset	3,278	3,703	425	13.0%
Sussex	908	1,259	351	38.7%
Union	933	1,144	211	22.6%
Warren	682	751	69	10.1%

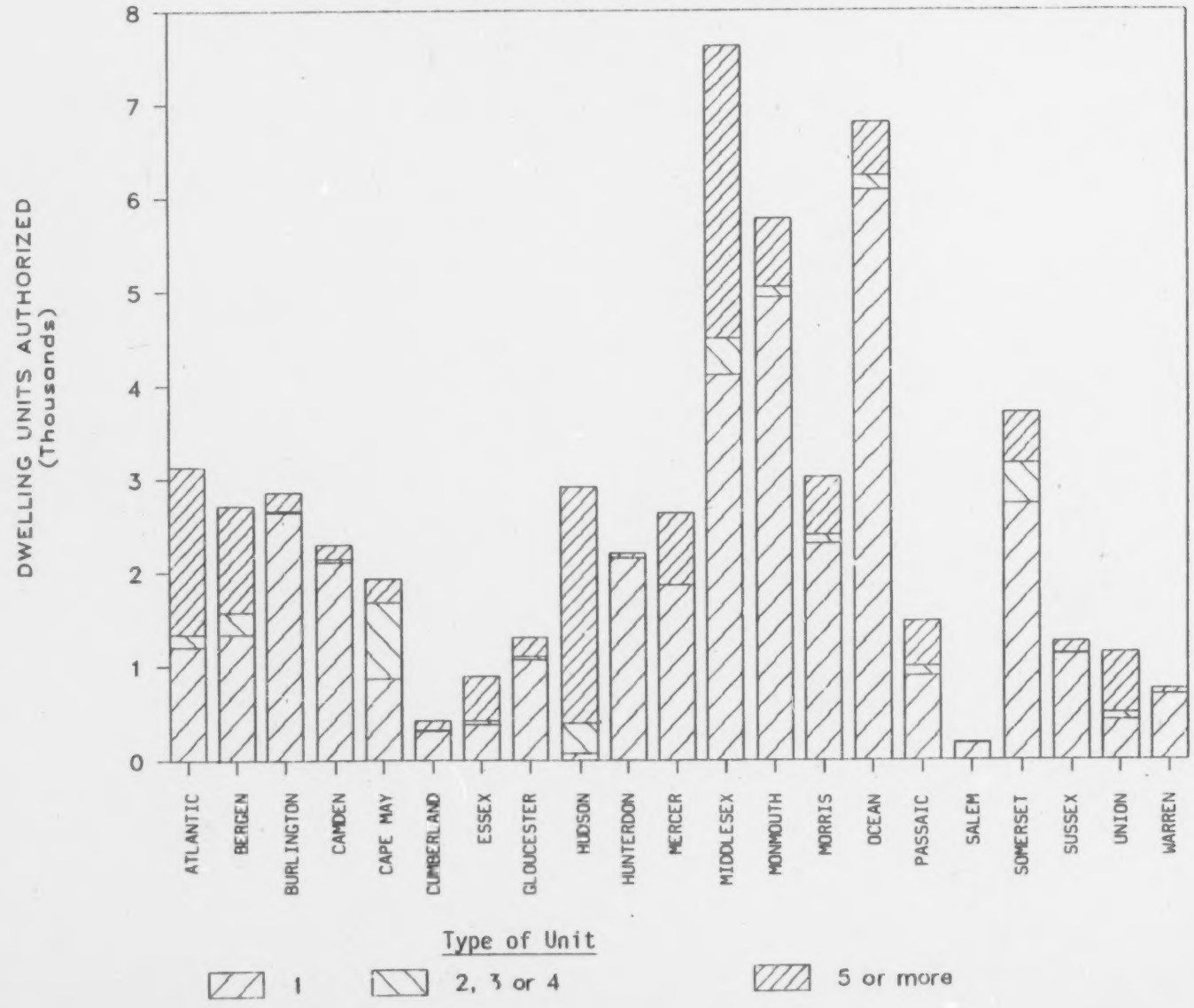
PERCENT DISTRIBUTION BY COUNTY: 1985



NEW JERSEY COUNTIES
PERCENT OF DWELLING UNITS AUTHORIZED STATEWIDE

DWELLING UNITS AUTHORIZED BY TYPE

NEW JERSEY COUNTIES: 1985



In nine counties, 80% or more of all the planned residential units were for single-family dwellings. The counties tended to be more suburban in nature than others, e.g., Burlington (92%) and Gloucester (82%) in the southwest; Monmouth (86%) and Ocean (90%) along the shore; and the traditionally less densely settled areas, such as Hunterdon (98%), Sussex (89%), and Warren (92%).

Several counties had fairly high proportions of two-, three-, and four-family units. These included Cape May (42%), Hudson (11%), and Somerset (11%). In Cape May County, almost half of the total 813 two-, three-, and four-family units were authorized in Ocean City, and about one-fifth were authorized in Sea Isle City. In Hudson County, the majority of such units were in Jersey City (110). Out of Somerset County's 436 two-, three-, or four-family units authorized for construction in 1985, 326 were authorized in Franklin Township.

Four counties--Atlantic, Essex, Hudson, and Union--had over 50% of all planned homebuilding for five-or-more family units. In Atlantic County, Atlantic City accounted for 982 out of the county's 1,785 planned apartments. In Essex County, 466 five-or-more type dwelling units were authorized in 1985 with 187 in Bloomfield Township and 100 in Montclair Township. Almost 87% of Hudson County's total units authorized for construction in 1985 were five-or-more family units, and the majority of these are planned for Jersey City's waterfront area. Over half of Union County's five-or-more family units were authorized in Union Township (384 out of the county total of 649).

The top 10 municipalities in planned homebuilding for 1985 are shown below. With the exception of Jersey City, these tended to be concentrated in the central part of the state.

CHART 5
1985 DWELLING UNITS AUTHORIZED
TOP 10 MUNICIPALITIES

	Total	Family	2-, 3-, or 4-Family Units	5 or More Family Units
1. Jersey City (Hudson)	1,898	20	110	1,768
2. Edison Twp. (Middlesex)	1,700	539	2	1,159
3. Howell Twp. (Monmouth)	1,633	1,527	0	106
4. Berkeley Twp. (Ocean)	1,342	1,320	0	22
5. Sayreville (Middlesex)	1,094	367	241	486
6. South Brunswick Twp. (Middlesex)	1,033	273	0	760
7. Brick Twp. (Ocean)	1,020	732	4	284
8. Atlantic City (Atlantic)	1,018	0	36	982
9. Bernards Twp. (Somerset)	954	788	0	166
10. Evesham Twp. (Bergen)	879	676	16	187

DEMOLITIONS

Almost 27% more dwelling units were authorized for demolition in 1985 than in 1984. In 1985, 3,172 units were to be demolished and 1,350 of these were single-family homes. About 22% more five-or-more family units were authorized to be demolished in 1985 (684) than in 1984 (561). These data are shown in Chart 6.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 6, while these data for municipalities are provided in Table 7. Essex County ranked first in 1985 demolitions as it did in 1984--830 and 507, respectively. Within Essex County, 92% of all authorized demolitions were in Newark Cape May County ranked second with 289 planned demolitions of which 149 were in Ocean City. Ranking third was Hudson County at 287 dwelling units authorized for demolition and 169 were in Jersey City.

CHART 6
DWELLING UNITS AUTHORIZED FOR DEMOLITION
NEW JERSEY: 1984-1985

Type of Dwelling	1984	1985	Change: 1984 to 1985 Number	Change: 1984 to 1985 Percent
Single-Family	1,165	1,350	185	15.9
Two-Family	436	594	158	36.2
Three- or Four-Family	339	544	205	60.5
Five-or-More Family	561	684	123	21.9
Total	2,501	3,172	671	26.8

SECTION II

Dwelling Units Authorized by Building Permits

Statistical Section

TABLE 1
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960-1985

Year	Municipalities Reported*	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
			Private						New Buildings		Additions & Alterations
		Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	($000's)
1960	567	41,166	30,690	2,570	599	6,244	1,063	558,591	497,534		61,057
1961	567	46,963	29,555	2,784	733	10,525	3,366	622,482	553,029		69,453
1962	567	46,655	29,025	2,638	790	13,708	494	618,663	549,825		68,838
1963	567	54,488	28,685	3,036	891	21,191	685	681,597	608,860		72,937
1964	567	68,078	27,673	2,889	1,014	35,284	1,218	778,540	704,809		73,731
1965	567	64,933	30,675	3,684	822	28,040	1,712	804,151	727,586		76,565
1966	567	50,163	23,868	2,830	1,883	19,258	2,324	665,653	588,874		76,779
1967	563	46,958	24,380	2,338	1,092	17,412	1,736	652,963	572,646		80,317
1968	563	43,661	23,781	2,586	705	14,040	2,549	680,816	597,980		82,836
1969	559	37,887	21,030	2,814	787	12,854	402	661,820	562,616		99,204
1970	561	39,897	19,571	2,102	713	16,789	722	702,116	599,034		103,082
1971	559	58,040	28,424	2,912	1,098	24,589	1,017	990,471	876,144		114,327
1972	561	65,539	29,602	3,648	1,383	30,309	597	1,200,400	1,051,068	11,362	137,970
1973	560	52,145	27,851	2,322	1,138	20,376	458	1,187,837	1,023,498	7,008	157,331
1974	557	25,878	14,994	1,344	336	8,695	509	764,704	576,942	11,349	176,413
1975	553	23,215	15,720	1,220	502	5,523	250	751,581	569,962	4,139	177,480
1976	562	32,528	20,551	1,974	521	8,644	838	1,033,733	811,850	20,582	201,300
1977	561	34,887	23,689	1,808	459	8,220	711	1,206,053	981,888	17,043	207,122
1978	560	39,058	27,672	2,142	617	7,583	1,044	1,503,974	1,235,273	27,557	241,143
1979	564	34,908	22,759	1,906	618	8,845	780	1,575,051	1,250,796	23,557	300,698
1980	564	22,257	14,663	1,594	316	5,137	547	1,354,770	989,194	20,890	344,686
1981	563	21,293	12,479	1,380	383	6,528	523	1,367,786	998,421	23,710	345,656
1982	564	21,404	13,390	916	339	6,556	203	1,322,698	994,463	9,231	319,004
1983	562	36,791	23,674	1,404	685	10,529	499	2,257,908	1,816,362	21,293	420,253
1984	564	43,925	30,401	1,622	501	10,937	464	2,678,872	2,258,424	15,982	404,466
1985	564	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119 489	19,697	520,657

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 2
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY: 1972-1985*

Year	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
1972	65,539	29,602	3,648	1,383	30,309	597	1,062,430	651,422	45,339	16,746	337,541	11,362
1973	52,145	27,851	2,322	1,138	20,376	458	1,030,506	674,822	34,436	13,833	300,407	7,008
1974	25,878	14,994	1,344	336	8,695	509	588,291	411,507	22,442	4,884	138,108	11,349
1975	23,215	15,720	1,220	502	5,523	250	574,101	456,272	25,206	7,684	80,799	4,139
1976	32,528	20,551	1,974	521	8,644	838	832,433	633,690	37,180	9,186	131,795	20,582
1977	34,887	23,689	1,808	459	8,220	711	998,931	777,928	36,317	9,537	158,105	17,043
1978	39,058	27,672	2,142	617	7,583	1,044	1,262,831	1,004,309	46,640	9,645	174,679	27,557
1979	34,908	22,759	1,906	618	8,845	780	1,274,353	963,843	44,472	18,303	224,179	23,557
1980	22,257	14,663	1,594	316	5,137	547	1,010,084	756,860	47,017	9,459	175,918	20,890
1981	21,293	12,479	1,380	383	6,528	523	1,022,130	685,303	47,173	13,931	252,014	23,710
1982	21,404	13,390	916	339	6,556	203	1,003,694	724,321	30,828	14,799	224,515	9,231
1983	36,791	23,674	1,404	685	10,529	499	1,837,655	1,345,324	49,599	26,352	395,087	21,293
1984	43,925	30,401	1,622	501	10,937	464	2,274,406	1,784,317	72,218	25,990	375,899	15,982
1985	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.
3. Excludes cost of additions and alterations; total cost of residential construction is less than in Table 1.

TABLE 3
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS BY MONTH
NEW JERSEY: 1985

Month	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Additions & Alterations ($000's)
January	2,433	1,665	148	101	519	0	151,945	129,185	---	22,760
February	1,865	1,345	132	17	371	0	121,879	100,381	---	21,498
March	2,937	1,920	190	88	739	0	217,129	182,453	---	34,676
April	3,931	2,715	132	377	637	70	263,521	221,814	3,658	38,049
May	4,263	3,007	182	50	1,024	0	293,907	252,176	---	41,731
June	3,260	2,283	142	39	796	0	223,125	186,632	---	36,493
July	4,138	2,682	146	12	1,298	0	277,917	223,374	---	54,543
August	4,373	3,219	120	56	978	0	267,124	233,985	---	33,139
September	3,146	2,111	98	48	888	1	219,127	190,558	240	28,329
October	3,932	2,861	168	36	817	50	262,543	220,659	2,245	39,639
November	3,375	2,679	110	3	583	0	234,852	203,145	---	31,707
December	5,132	2,631	162	14	2,325	0	317,665	287,805	---	29,860
Sub-Total	42,785	42,664	1,730	841	10,975	121	2,850,734	2,432,167	6,143	412,124
Undistributed*	12,230	8,357	224	229	3,051	369	809,109	687,322	13,554	108,233
Total	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 4
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1985

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions & Alterations
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	($000's)
New Jersey	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657
Atlantic	3,129	1,205	126	13	1,735	50	178,963	167,103	2,245	9,615
Bergen	2,708	1,340	204	38	956	170	305,145	221,650	8,176	75,319
Burlington	2,855	2,645	2	16	192	0	138,964	123,219	---	15,745
Camden	2,301	2,106	38	0	157	0	119,655	103,707	---	15,948
Cape May	1,938	867	694	119	258	0	122,557	100,715	---	21,842
Cumberland	417	309	4	4	0	100	23,652	12,519	5,000	6,133
Essex	889	379	38	6	466	0	104,718	65,454	---	39,264
Gloucester	1,306	1,073	8	24	201	0	68,705	54,225	---	14,480
Hudson	2,911	70	228	94	2,519	0	216,920	143,134	---	73,786
Hunterdon	2,202	2,155	0	0	46	1	181,048	172,456	240	8,352
Mercer	2,635	1,871	0	0	764	0	179,358	163,166	---	16,192
Middlesex	7,620	4,106	148	243	3,123	0	370,529	353,539	---	16,990
Monmouth	5,775	4,939	82	28	726	0	377,246	335,680	---	41,566
Morris	3,021	2,304	32	60	545	80	277,782	231,775	900	45,107
Ocean	6,795	6,080	116	36	563	0	404,417	362,257	---	42,160
Passaic	1,478	895	78	19	439	47	90,013	73,740	1,000	15,273
Salem	178	172	4	0	0	2	13,257	10,017	136	3,104
Somerset	3,703	2,726	66	370	541	0	250,187	233,809	---	16,378
Sussex	1,259	1,124	8	0	127	0	91,358	79,878	---	11,480
Union	1,144	417	78	0	609	40	87,332	59,466	2,000	25,866
Warren	751	692	0	0	59	0	58,037	51,980	---	6,057

NOTE: 1. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 5
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY COUNTIES: 1985

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
New Jersey	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697
Atlantic	3,129	1,205	126	13	1,735	50	169,348	59,946	5,481	614	101,062	2,245
Bergen	2,708	1,340	204	38	956	170	229,826	159,258	11,450	2,067	48,875	8,176
Burlington	2,855	2,645	2	16	192	0	123,219	116,574	45	600	6,000	---
Camden	2,301	2,106	38	0	157	0	103,707	98,329	922	---	4,456	---
Cape May	1,938	867	694	119	258	0	100,715	45,653	39,008	4,331	11,723	---
Cumberland	417	309	4	4	0	100	17,519	12,370	109	40	---	5,000
Essex	889	379	38	6	466	0	65,454	46,529	1,766	140	17,019	---
Gloucester	1,306	1,073	8	24	201	0	54,225	48,367	280	480	5,098	---
Hudson	2,911	70	228	94	2,519	0	143,134	3,290	8,781	2,447	128,616	---
Hunterdon	2,202	2,155	0	0	46	1	172,696	169,939	---	---	2,517	240
Mercer	2,635	1,871	0	0	764	0	163,166	135,897	---	---	27,269	---
Middlesex	7,620	4,106	148	243	3,123	0	353,539	211,948	4,378	7,988	129,225	---
Monmouth	5,775	4,939	82	28	726	0	335,680	297,970	5,809	1,290	30,611	---
Morris	3,021	2,304	32	60	545	80	232,675	201,028	1,419	4,662	24,666	900
Ocean	6,795	6,080	116	36	563	0	362,257	332,518	6,158	925	22,656	---
Passaic	1,478	895	78	19	439	47	74,740	54,973	2,296	718	15,753	1,000
Salem	178	172	4	0	0	2	10,153	9,934	83	---	---	136
Somerset	3,703	2,726	66	370	541	0	233,809	190,517	2,544	21,597	19,151	---
Sussex	1,259	1,124	8	0	127	0	79,878	74,551	306	---	5,021	---
Union	1,144	417	78	0	609	40	61,466	26,524	2,774	---	30,168	2,000
Warren	751	692	0	0	59	0	51,980	49,830	---	---	2,150	---

NOTES: 1. Public housing includes single, two, 3 or 4, and 5 or more family type units.
2. Excludes cost of additions and alterations; total cost of residential construction is less than in Table 4.

TABLE 6
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1985

	Dwelling Units Authorized					Residential Demolitions	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1984	1985
Atlantic	3,129*	1,205	126	13	1,785*	252	237
Bergen	2,708*	1,340	204	38	1,126*	203	181
Burlington	2,855	2,645	2	16	192	39	55
Camden	2,301	2,106	38	0	157	181	256
Cape May	1,938	867	694	119	258	188	289
Cumberland	417*	309	4	4	100*	28	32
Essex	889	379	38	6	466	507	830
Gloucester	1,306	1,073	8	24	201	43	49
Hudson	2,911	70	228	94	2,519	186	287
Hunterdon	2,202*	2,156*	0	0	46	3	10
Mercer	2,635	1,871	0	0	764	77	77
Middlesex	7,620	4,106	148	243	3,123	63	99
Monmouth	5,775	4,939	82	28	726	85	95
Morris	3,021*	2,304	32	60	625*	61	84
Ocean	6,795	6,080	116	36	563	124	135
Passaic	1,478*	895	78	19	486*	289	260
Salem	178*	174*	4	0	0	19	30
Somerset	3,703	2,726	66	370	541	45	44
Sussex	1,259	1,124	8	0	127	18	17
Union	1,144*	417	78	0	649*	79	85
Warren	751	692	0	0	59	11	20
New Jersey	55,015*	37,478*	1,954	1,070	14,513*	2,501	3,172

NOTE: * Includes public housing units. Statewide in 1985 there were 3 single family and 487 five or more family units. For details see the municipal listings of these specific counties on the following pages.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ATLANTIC COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Absecon City	32	32			0	0
Atlantic City	1,018		36	982	161	98
Brigantine City	365	229	96	40	7	32
Buena Borough	11	11			0	0
Buena Vista Township	15	15			2	4
Corbin City	0				0	0
Egg Harbor Township	286	286			10	12
Egg Harbor City	10	10			8	1
Estell Manor City	19	19			4	0
Folsom Borough	6	6			0	0
Galloway Township	303	205		98	3	0
Hamilton Township	344	97	2	245	10	6
Hammonton Town	37	37			5	6
Linwood City	30	30			0	0
Longport Borough	14	14			1	6
Margate City	40	29	3	8	6	12
Mullica Township	18	18			4	17
Northfield City	17	17			0	2
Pleasantville City	372*	30		342*	7	5
Port Republic City	12	12			2	0
Somers Point City	100	66		34	9	23
Ventnor City	19	17	2		12	5
Weymouth Township	61	25		36	1	8
Total	3,129*	1,205	139	1,785*	252	237

NOTE: * Includes 50 five or more family public housing units in Pleasantville.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Allendale Borough	15	15			0	0
Alpine Borough	19	19			2	3
Bergenfield Borough	18	10		8	0	0
Bogota Borough	0				1	0
Carlstadt Borough	30	4	26		2	0
Cliffside Park Borough	35	3	8	24	6	3
Closter Borough	22	22			0	1
Cresskill Borough	14	14			1	3
Demarest Borough	24	24			0	0
Dumont Borough	3	3			0	0
East Rutherford Borough	138	2	8	128	1	12
Edgewater Borough	76*	3	3	70*	5	3
Elmwood Park Borough	43	5	22	16	5	5
Emerson Borough	20	20			0	0
Englewood City	50	50			0	4
Englewood Cliffs Borough	35	35			1	2
Fair Lawn Borough	80	80			7	4
Fairview Borough	53	6	16	31	2	10
Fort Lee Borough	83*	28	15	40*	17	16
Franklin Lakes Borough	144	144			3	3
Garfield City	0				0	0
Glen Rock Borough	29	29			0	0
Hackensack City	605	2	14	589	63	8
Harrington Park Borough	2	2			0	0
Hasbrouck Heights Borough	9	5	4		0	0
Haworth Borough	8	8			0	0
Hillsdale Borough	106*	6		100*	0	1
Ho-Ho-Kus Borough	3	3			0	1
Leonia Borough	54	54			9	2
Little Ferry Borough	6	4	2		9	2
Lodi Borough	19	1	18		0	19
Lyndhurst Township	30	1	8	21	4	6
Mahwah Township	261	215		46	4	6
Maywood Borough	4	2	2		0	2
Midland Park Borough	4	4			4	1
Montvale Borough	42	42			1	2
Moonachie Borough	14	14			0	0
New Milford Borough	32	22		10	0	0
North Arlington Borough	1	1			0	0
Northvale Borough	3	3			0	0
Norwood Borough	36	36			0	0
Oakland Borough	9	9			0	0

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1985 (Con't)

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Old Tappan Borough	14	14			0	0
Oradell Borough	6	6			0	2
Palisades Park Borough	64		64		16	9
Paramus Borough	37	37			0	1
Park Ridge Borough	20	20			3	2
Ramsey Borough	43	39	4		3	4
Ridgefield Borough	8	8			0	1
Ridgefield Park Village	3	1	2		1	4
Ridgewood Village	20	20			8	1
River Edge Borough	12	12			0	12
River Vale Township	39	39			0	0
Rochelle Park Township	1	1			2	1
Rockleigh Borough	0				0	0
Rutherford Borough	28	3	4	21	0	0
Saddle Brook Township	56	46	10		2	1
Saddle River Borough	35	35			3	3
South Hackensack Township	0				0	5
Teaneck Township	12	12			3	1
Tenafly Borough	9	9			4	1
Teterboro Borough	0				0	0
Upper Saddle River Borough	5	5			1	1
Waldwick Borough	12	10	2		0	0
Wallington Borough	9	1	8		1	5
Washington Township	12	12			3	2
Westwood Borough	12	12			1	6
Woodcliff Lake Borough	15	15			0	0
Wood-Ridge Borough	31	7	2	22	4	0
Wyckoff Township	26	26			1	0
Total	2,708*	1,340	242	1,126*	203	181

NOTE: * Includes 30 five or more family public housing units in Edgewater, 40 in Fort Lee, and 100 in Hillsdale.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Bass River Township	5	5			1	1
Beverly City	0				0	0
Bordentown City	0				0	11
Bordentown Township	220	220			3	1
Burlington City	1	1			10	0
Burlington Township	35	35			0	0
Chesterfield Township	16	16			0	0
Cinnaminson Township	20	20			0	2
Delanco Township	2	2			0	1
Delran Township	24	24			0	5
Eastampton Township	1	1			1	2
Edgewater Park Township	0				0	0
Evesham Township	879	676	16	187	0	1
Fieldsboro Borough	0				0	0
Florence Township	150	145		5	0	2
Hainesport Township	5	5			1	1
Lumberton Township	11	11			0	0
Mansfield Township	92	92			0	2
Maple Shade Township	1	1			0	1
Medford Township	123	123			0	1
Medford Lakes Borough	0				0	0
Moorestown Township	46	46			0	0
Mount Holly Township	5	5			6	3
Mount Laurel Township	860	860			0	11
New Hanover Township	5	5			0	0
North Hanover Township	26	26			0	0
Palmyra Borough	2	2			0	0
Pemberton Borough	1	1			0	0
Pemberton Township	78	78			5	4
Riverside Township	5	3	2		0	1
Riverton Borough	1	1			0	0
Shamong Township	96	96			0	0
Southampton Township	51	51			0	1
Springfield Township	25	25			0	1
Tabernacle Township	32	32			4	1
Washington Township	5	5			2	1
Westampton Township	29	29			1	0
Willingboro Township	0				1	1
Woodland Township	3	3			0	0
Wrightstown Borough	0				4	0
Total	2,855	2,645	18	192	39	55

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
CAMDEN COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Audubon Borough	5	5			0	3
Audubon Park Borough	0				0	0
Barrington Borough	2	2			0	2
Bellmawr Borough	5	5			0	0
Berlin Borough	4	4			0	0
Berlin Township	12	12			1	0
Brooklawn Borough	0				0	0
Camden City	1	1			134	202
Cherry Hill Township	781	674		107	9	2
Chesilhurst Borough	0				0	1
Clementon Borough	5	5			3	1
Collingswood Borough	5	1	4		2	0
Gibbsboro Borough	1	1			0	2
Gloucester City	5	5			4	8
Gloucester Township	367	367			0	5
Haddon Township	5	5			1	0
Haddonfield Borough	6	6			2	0
Haddon Heights Borough	2	2			2	0
Hi-Nella Borough	0				0	0
Laurel Springs Borough	0				0	0
Lawnside Borough	0				0	0
Lindenwold Borough	46	46			0	2
Magnolia Borough	14	14			0	0
Merchantville Borough	0				1	0
Mount Ephraim Borough	0				0	0
Oaklyn Borough	2	2			0	0
Pennsauken Township	19	19			10	7
Pine Hill Borough	21	21			2	1
Pine Valley Borough	0				0	0
Runnemede Borough	2		2		0	0
Somerdale Borough	5	5			1	0
Stratford Borough	0				0	0
Tavistock Borough	0				0	0
Voorhees Township	392	392			0	8
Waterford Township	73	63		10	2	3
Winslow Township	521	449	32	40	6	9
Woodlynne Borough	0				1	0
Total	2,301	2,106	38	157	181	256

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
CAPE MAY COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Avalon Borough	92	43	44	5	15	42
Cape May City	64	58	6		1	2
Cape May Point Borough	8	8			0	1
Dennis Township	55	55			1	0
Lower Township	254	206	24	24	4	3
Middle Township	97	91	6		1	15
North Wildwood City	124	20	66	38	4	4
Ocean City	596	173	367	56	117	149
Sea Isle City	211	4	169	38	16	8
Stone Harbor Borough	105	16	48	41	5	42
Upper Township	167	163	4		0	3
West Cape May Borough	19	8	11		0	0
West Wildwood Borough	7	7			9	5
Wildwood City	81	5	44	32	12	15
Wildwood Crest Borough	56	8	24	24	1	0
Woodbine Borough	2	2			2	0
Total	1,938	867	813	258	188	289

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
CUMBERLAND COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Bridgeton City	1	1			0	5
Commercial Township	6	6			0	5
Deerfield Township	7	7			0	0
Downe Township	9	9			0	0
Fairfield Township	17	11	6		0	0
Greenwich Township	0				0	0
Hopewell Township	19	19			0	0
Lawrence Township	5	5			0	0
Maurice River Township	10	10			1	0
Millville City	34	34			6	6
Shiloh Borough	0				0	0
Stow Creek Township	2	2			0	0
Upper Deerfield Township	24	24			0	1
Vineland City	283*	181	2	100*	21	15
Total	417*	309	8	100*	28	32

NOTE: * Includes 100 five or more family public housing units in Vineland.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ESSEX COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Belleville Township	101	7	14	80	2	4
Bloomfield Township	202	7	8	187	10	2
Caldwell Borough Township	1	1			0	0
Cedar Grove Township	54	54			0	1
East Orange City	12	10	2		29	16
Essex Fells Township	1	1			1	1
Fairfield Township	12	12			9	2
Glen Ridge Township	0				0	0
Irvington Township	17	17			9	14
Livingston Township	49	49			0	1
Maplewood Township	8	2	6		2	0
Millburn Township	12	8	4		1	0
Montclair Township	114	14		100	0	3
Newark City	56	4	8	44	416	767
North Caldwell Township	50	38	2	10	1	0
Nutley Township	12	12			2	2
Orange City Township	2	2			19	10
Roseland Borough	7	7			1	0
South Orange Village Township	8	8			3	1
Verona Borough Township	16	16			0	3
West Caldwell Township	16	16			0	1
West Orange Township	139	94		45	2	2
Total	889	379	44	466	507	830

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
GLOUCESTER COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Clayton Borough	12	12			0	3
Deptford Township	95	95			3	1
East Greenwich Township	40	40			0	0
Elk Township	22	22			1	0
Franklin Township	72	72			7	5
Glassboro Borough	73	32		41	2	12
Greenwich Township	12	12			0	0
Harrison Township	40	40			6	1
Logan Township	59	59			0	4
Mantua Township	6	6			0	0
Monroe Township	87	87			1	1
National Park Borough	1	1			0	0
Newfield Borough	4	4			0	0
Paulsboro Borough	3	3			9	2
Pitman Borough	2	2			1	3
South Harrison Township	12	12			0	0
Swedesboro Borough	0				1	3
Washington Township	587	459	32	96	4	0
Wenonah Borough	8	8			0	0
West Deptford Township	143	87		56	6	4
Westville Borough	0				1	2
Woodbury City	3	3			0	7
Woodbury Heights Borough	17	9		8	0	0
Woolwich Township	8	8			1	1
Total	1,306	1,073	32	201	43	49

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
HUDSON COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Bayonne City	42	10	16	16	4	36
East Newark Borough	0				0	0
Guttenberg Town	120	2	2	116	2	14
Harrison Town	90		36	54	9	13
Hoboken City	325	2	55	268	0	29
Jersey City	1,898	20	110	1,768	154	169
Kearny Town	16		11	5	1	0
North Bergen Township	267	27	18	222	5	4
Secaucus Town	9	7	2		7	2
Union City	100		60	40	4	15
Weehawken Township	4	2	2		0	1
West New York Town	40		10	30	0	4
Total	2,911	70	322	2,519	186	287

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
HUNTERDON COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Alexandria Township	46	46			0	0
Bethlehem Township	38	38			2	0
Bloomsbury Borough	0				0	0
Califon Borough	28	28			0	1
Clinton Town	10	10			0	0
Clinton Township	331	317		14	0	1
Delaware Township	34	34			0	0
East Amwell Township	50	50			0	0
Flemington Borough	1	1			0	0
Franklin Township	32	32			0	0
Frenchtown Borough	2	2			0	0
Glen Gardner Borough	106	74		32	0	0
Hampton Borough	5	5			0	0
High Bridge Borough	41	41			0	0
Holland Township	21	21			0	0
Kingwood Township	22	22			0	0
Lambertville City	15	15			0	0
Lebanon Borough	69	69			0	3
Lebanon Township	35	35			0	0
Milford Borough	3	3			0	0
Raritan Township	848	848			0	0
Readington Township	297	297			0	3
Stockton Borough	2	2			0	0
Tewksbury Township	105	105			1	1
Union Township	49*	49*			0	1
West Amwell Township	12	12			0	0
Total	2,202*	2,156*		46	3	10.

NOTE: * Includes 1 single family public housing unit in Union Township.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
MERCER COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
East Windsor Township	76	76			1	0
Ewing Township	49	49			0	2
Hamilton Township	657	509		148	10	5
Hightstown Borough	249	1		248	0	1
Hopewell Borough	20	20			0	0
Hopewell Township	70	70			1	2
Lawrence Township	283	283			3	0
Pennington Borough	44	44			0	0
Princeton Borough	6	6			0	0
Princeton Township	64	64			2	4
Trenton City	6	6			52	60
Washington Township	575	387		188	5	0
West Windsor Township	536	356		180	3	3
Total	2,635	1,871		764	77	77

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
MIDDLESEX COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Carteret Borough	27	15	12		3	26
Cranbury Township	43	43			0	0
Dunellen Borough	5	5			0	0
East Brunswick Township	731	711		20	0	2
Edison Township	1,700	539	2	1,159	10	11
Helmetta Borough	2	2			0	0
Highland Park Borough	7	7			0	2
Jamesburg Borough	77	77			0	0
Metuchen Borough	84	84			3	1
Middlesex Borough	64	22	4	38	0	1
Milltown Borough	5	5			1	2
Monroe Township	547	453	94		0	4
New Brunswick City	25	25			27	34
North Brunswick Township	200	104	18	78	0	0
Old Bridge Township	599	571	2	26	3	6
Perth Amboy City	66	4	2	60	0	0
Piscataway Township	603	435		168	1	2
Plainsboro Township	143	143			0	0
Sayreville Borough	1,094	367	241	486	3	1
South Amboy City	1	1			2	0
South Brunswick Township	1,033	273		760	0	0
South Plainfield Borough	120	104	16		5	6
South River Borough	11	11			0	1
Spotswood Borough	11	11			3	0
Woodbridge Township	422	94		328	2	0
Total	7,620	4,106	391	3,123	63	99

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Aberdeen Township	30	30			1	2
Allenhurst Borough	3	3			0	0
Allentown Borough	1	1			1	0
Asbury Park City	0				4	5
Atlantic Highlands Borough	9	9			1	0
Avon-by-the-Sea Borough	0				0	0
Belmar Borough	8	2	6		1	6
Bradley Beach Borough	19	19			0	0
Brielle Borough	75	19		56	0	0
Colts Neck Township	52	52			0	1
Deal Borough	3	3			0	2
Eatontown Borough	255	219		36	3	0
Englishtown Borough	37	37			1	0
Fair Haven Borough	13	13			1	0
Farmingdale Borough	0				0	0
Freehold Borough	29	29			2	1
Freehold Township	389	273	12	104	4	4
Hazlet Township	58	58			1	1
Highlands Borough	1	1			7	0
Holmdel Township	330	330			1	4
Howell Township	1,633	1,527		106	7	1
Interlaken Borough	0				0	0
Keansburg Borough	18	16	2		1	1
Keyport Borough	17	17			0	2
Little Silver Borough	48	48			0	1
Loch Arbour Village	0				0	0
Long Branch City	120	120			10	12
Manalapan Township	497	319		178	5	2
Manasquan Borough	14	14			0	0
Marlboro Township	483	431		52	2	4
Matawan Borough	11	9	2		0	0
Middletown Township	435	277	88	70	2	0
Millstone Township	87	87			0	1
Monmouth Beach Borough	17	17			2	1
Neptune Township	130	107		23	0	9
Neptune City Borough	2	2			0	1
Ocean Township	140	108		32	0	2
Oceanport Borough	53	29		24	0	1
Red Bank Borough	0				4	7
Roosevelt Borough	8	8			0	0
Rumson Borough	16	16			5	7
Sea Bright Borough	2	2			10	3

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1985 (Con't)

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Sea Girt Borough	11	11			0	1
Shrewsbury Borough	0				1	0
Shrewsbury Township	50	26		24	0	0
South Belmar Borough	1	1			0	0
Spring Lake Borough	6	6			0	0
Spring Lake Heights Borough	18	18			1	1
Tinton Falls Borough	368	347		21	0	4
Union Beach Borough	24	24			0	1
Upper Freehold Township	28	28			1	0
Wall Township	167	167			4	4
West Long Branch Borough	59	59			2	3
Total	5,775	4,939	110	726	85	95

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
MORRIS COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Boonton Town	9	7	2		0	0
Boonton Township	29	29			0	1
Butler Borough	12	12			0	2
Chatham Borough	6	6			0	2
Chatham Township	227	14		213	1	1
Chester Borough	6	6			0	0
Chester Township	42	42			4	0
Denville Township	39	39			0	6
Dover Town	15	15			0	0
East Hanover Township	60	60			3	5
Florham Park Borough	12	12			2	5
Hanover Township	55	55			4	7
Harding Township	63	63			0	0
Jefferson Township	128	108	20		2	2
Kinnelon Borough	85	85			0	1
Lincoln Park Borough	193	191	2		0	3
Madison Borough	158*	78		80*	2	0
Mendham Borough	36	36			1	1
Mendham Township	38	38			0	0
Mine Hill Township	39	39			1	1
Montville Township	218	180	8	30	6	8
Morris Township	139	114		25	2	1
Morris Plains Borough	32	32			1	0
Morristown Town	189	55	28	106	9	8
Mountain Lakes Borough	8	8			1	0
Mount Arlington Borough	6	6			0	0
Mount Olive Township	204	101		103	2	1
Netcong Borough	17	3	14		0	1
Parsippany-Troy Hills Township	141	139	2		5	0
Passaic Township	85	73	12		0	4
Pequannock Township	16	16			1	3
Randolph Township	235	235			8	0
Riverdale Borough	15	15			0	14
Rockaway Borough	3	3			0	0
Rockaway Township	127	59		68	0	3
Roxbury Township	114	114			5	2
Victory Gardens Borough	0				0	0
Washington Township	210	210			1	2
Wharton Borough	10	6	4		0	0
Total	3,021*	2,304	92	625*	61	84

Note: * Includes 80 five or more public housing units in Madison.

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
OCEAN COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Barnegat Township	136	136			1	2
Barnegat Light Borough	31	31			1	7
Bay Head Borough	3	3			1	2
Beach Haven Borough	24	22	2		17	1
Beachwood Borough	135	135			0	0
Berkeley Township	1,342	1,320		22	1	6
Brick Township	1,020	732	4	284	8	9
Dover Township	791	710	8	73	23	22
Eagleswood Township	11	11			0	4
Harvey Cedars Borough	17	17			1	4
Island Heights Borough	9	9			0	0
Jackson Township	536	536			6	7
Lacey Township	796	796			3	2
Lakehurst Borough	1	1			0	0
Lakewood Township	81	81			14	4
Lavallette Borough	92	4	78	10	4	21
Little Egg Harbor Township	220	147	32	41	0	0
Long Beach Township	169	167	2		9	1
Manchester Township	621	621			3	3
Mantoloking Borough	3	3			0	0
Ocean Township	104	75		29	3	8
Ocean Gate Borough	14	8	6		0	0
Pine Beach Borough	7	7			0	0
Plumsted Township	69	69			0	0
Point Pleasant Borough	162	108	4	50	3	1
Point Pleasant Beach Borough	43	15	2	26	2	6
Seaside Heights Borough	49	17	4	28	0	1
Seaside Park Borough	15	5	10		12	4
Ship Bottom Borough	17	17			4	7
South Toms River Borough	0				0	0
Stafford Township	250	250			5	9
Surf City Borough	20	20			3	3
Tuckerton Borough	7	7			0	1
Total	6,795	6,080	152	563	124	135

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
PASSAIC COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Bloomingdale Borough	13	13			2	0
Clifton City	52	38	14		4	5
Haledon Borough	30	10	20		1	1
Hawthorne Borough	57	38	19		9	2
Little Falls Township	11	7	4		2	4
North Haledon Borough	21	21			0	1
Passaic City	63*	16		47*	5	72
Paterson City	97	26	34	37	249	150
Pompton Lakes Borough	40	34	6		0	3
Prospect Park Borough	0				0	0
Ringwood Borough	59	59			1	1
Totowa Borough	92	12		80	0	0
Wanaque Borough	21	21			0	2
Wayne Township	529	348		181	8	8
West Milford Township	323	194		129	3	11
West Paterson Borough	70	58		12	5	0
Total	1,478*	895	97	486*	289	260

NOTE: * Includes 47 five or more family public housing units in Passaic.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
SALEM COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Alloway Township	5	5			0	1
Carneys Point Township	13	13			0	0
Elmer Borough	2	2			2	0
Elsinboro Township	1	1			1	0
Lower Alloways Creek Township	10*	10*			0	0
Mannington Township	3	3			0	0
Oldmans Township	5	5			0	0
Penns Grove Borough	0				9	16
Pennsville Township	18	18			3	6
Pilesgrove Township	20	20			1	2
Pittsgrove Township	62	62			1	4
Quinton Township	4	4			0	0
Salem City	11	11			0	1
Upper Pittsgrove Township	11	11			0	0
Woodstown Borough	13	9	4		2	0
Total	178*	174*	4		19	30

NOTE: * Includes 2 single family public housing units in Lower Alloways Creek Township.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
SOMERSET COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Bedminster Township	48	48			0	2
Bernards Township	954	788		166	1	0
Bernardsville Borough	32	32			0	0
Bound Brook Borough	35	25	10		0	3
Branchburg Township	173	173			3	2
Bridgewater Township	207	207			18	2
Far Hills Borough	2	2			0	0
Franklin Township	784	426	326	32	15	8
Green Brook Township	31	31			2	4
Hillsborough Township	799	379	92	328	0	2
Manville Borough	18	18			0	0
Millstone Borough	1	1			0	1
Montgomery Township	363	363			0	4
North Plainfield Borough	6	6			1	0
Peapack-Gladstone Borough	16	16			0	0
Raritan Borough	11	7	4		1	3
Rocky Hill Borough	7	7			0	0
Somerville Borough	16	1		15	3	4
South Bound Brook Borough	12	8	4		0	2
Warren Township	158	158			1	6
Watchung Borough	30	30			0	1
Total	3,703	2,726	436	541	45	44

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
SUSSEX COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Andover Borough	0				1	0
Andover Township	83	83			0	0
Branchville Borough	3	3			0	0
Byram Township	65	65			0	0
Frankford Township	64	64			0	0
Franklin Borough	12	12			0	0
Fredon Township	27	27			0	0
Green Township	15	15			0	0
Hamburg Borough	22	22			0	0
Hampton Township	35	35			0	0
Hardyston Township	64	64			0	0
Hopatcong Borough	19	19			8	4
Lafayette Township	26	26			1	3
Montague Township	41	37	4		1	0
Newton Town	65	39		26	2	0
Ogdensburg Borough	6	6			0	0
Sandyston Township	14	14			0	0
Sparta Township	173	173			1	4
Stanhope Borough	1	1			0	0
Stillwater Township	35	35			1	1
Sussex Borough	0				0	1
Vernon Township	391	286	4	101	1	0
Walpack Township	0				0	0
Wantage Township	98	98			2	4
Total	1,259	1,124	8	127	18	17

TABLE 7
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
UNION COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Berkeley Heights Township	48	11		37	1	1
Clark Township	26	8		18	0	2
Cranford Township	22	22			3	1
Elizabeth City	90	76	8	6	19	18
Fanwood Borough	2	2			0	1
Garwood Borough	3	1	2		4	1
Hillside Township	17	7	10		1	5
Kenilworth Borough	12	2	10		0	0
Linden City	190	16	24	150	14	7
Mountainside Borough	13	13			2	4
New Providence Borough	11	9	2		0	2
Plainfield City	33	33			5	14
Rahway City	78*	34	4	40*	20	7
Roselle Borough	45	43	2		0	1
Roselle Park Borough	28	28			4	4
Scotch Plains Township	14	14			1	7
Springfield Township	15	15			1	0
Summit City	20	7	4	9	4	8
Union Township	432	38	10	384	0	2
Westfield Town	45	38	2	5	0	0
Winfield Township	0				0	0
Total	1,144*	417	78	649*	79	85

NOTE: * Includes 40 five or more family public housing units in Rahway.

TABLE 7

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
WARREN COUNTY MUNICIPALITIES: 1985

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1984	1985
Allamuchy Township	135	135			0	5
Alpha Borough	4	4			0	0
Belvidere Town	10	5		5	0	1
Blairstown Township	82	82			0	0
Franklin Township	9	9			1	0
Frelinghuysen Township	23	23			0	0
Greenwich Township	6	6			0	0
Hackettstown Town	5	5			0	0
Hardwick Township	15	15			0	1
Harmony Township	8	8			1	3
Hope Township	16	16			1	0
Independence Township	55	55			0	4
Knowlton Township	31	31			0	0
Liberty Township	29	29			0	0
Lopatcong Township	9	9			2	0
Mansfield Township	90	72		18	0	0
Oxford Township	5	5			0	0
Pahaquarry Township	0				0	0
Phillipsburg Town	16	16			2	2
Pohatcong Township	15	15			0	0
Washington Borough	94	58		36	0	0
Washington Township	66	66			0	2
White Township	28	28			4	2
Total	751	692		59	11	20

TABLE 8
CONVERSIONS BY MUNICIPALITY: 1985

COUNTY	MUNICIPALITY	DWELLING UNITS
Atlantic	Egg Harbor Township	- 1
Bergen	Carlstadt Borough	- 1
	Mahwah Township	+ 3
Burlington	Bordentown Township	+ 1
	Pemberton Township	+ 1
	Shamong Township	+ 1
Camden	Haddonfield Borough	+ 1
	Mount Ephraim Borough	- 1
	Pennsauken Township	+ 27
	Stratford Borough	- 1
Cape May	Cape May City	- 4
	Middle Township	- 1
Cumberland	Millville City	+ 2
Essex	Glen Ridge Township	+ 14
	Montclair Township	+ 22
	Orange City Township	- 4
	West Orange Township	+ 3
Gloucester	Clayton Borough	- 1
Hudson	Bayonne City	+ 2
	Hoboken City	+332
	Jersey City	+ 61
	North Bergen Township	+ 2
Hunterdon	Alexandria Township	+ 1
Mercer	Trenton City	+ 1
Middlesex	Old Bridge Township	+ 2
Monmouth	Shrewsbury Borough	- 1
	Tinton Falls Borough	- 4
Morris	Denville Township	+ 8
	Kinnelon Borough	+ 2
	Morris Plains Borough	+ 1
Passaic	Little Falls Township	+ 1
	Paterson City	+ 22
	West Paterson Borough	- 1
Salem	Penns Grove Borough	+ 1
Somerset	Bedminster Township	- 1
	Manville Borough	+ 5
	Montgomery Township	- 2
Union	Elizabeth City	+ 1
	Rahway City	+ 2
	Summit City	- 3
	Union Township	+ 3
	Westfield Town	+ 42
Warren	Franklin Township	+ 4
	Phillipsburg Town	+ 4
	Washington Borough	+ 92

SECTION III

Technical Notes

TECHNICAL NOTES

SOURCES OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

1. **Dwelling Unit (or housing unit):** A house or apartment unit intended for occupancy as separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three and four family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Apartment buildings:** Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly owned housing units:** Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3. The following three municipalities do not issue building permits:

   Audubon Park (Camden County)
   Walpack Twp. (Sussex County)
   Pahaquarry Twp. (Warren County)

STATE OF NEW JERSEY
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DIVISION OF PLANNING AND RESEARCH
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